152.0	0009	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,000 / 872,000
					USE VALUE:	872,000 / 872,000
					ASSESSED:	872,000 / 872,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POWERS ROBERT W JR & BRENDA	
Owner 2:		
Owner 3:		
Street 1:	19 PERKINS ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 2291 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6245.000	386,100		485,900	872,000
Total Card	0.143	386,100		485,900	872,000
Total Parcel	0.143	386,100		485,900	872,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.62 | /Parcel: 380.62

Legal Description

User Acct 101259

GIS Ref

GIS Ref

Insp Date 06/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 152.0-0009-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	386,100	0	6,245.	485,900	872,000		Year end	12/23/2021
2021	101	FV	375,100	0	6,245.	485,900	861,000		Year End Roll	12/10/2020
2020	101	FV	375,200	0	6,245.	485,900	861,100	861,100	Year End Roll	12/18/2019
2019	101	FV	281,900	0	6,245.	455,500	737,400	737,400	Year End Roll	1/3/2019
2018	101	FV	277,400	0	6,245.	376,600	654,000	654,000	Year End Roll	12/20/2017
2017	101	FV	277,400	0	6,245.	346,200	623,600	623,600	Year End Roll	1/3/2017
2016	101	FV	277,400	0	6,245.	315,800	593,200	593,200	Year End	1/4/2016
2015	101	FV	270,700	0	6,245.	309,700	580,400	580,400	Year End Roll	12/11/2014

!11964!

PRINT

Date	Time
12/30/21	13:31:11

LAST REV

Date	Time
06/27/18	10:22:30
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11964

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13251-484		8/1/1977		47,500	No	No		Y

USER DEFINED

Prior Id # 1:	101259
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Inspected	CC	Chris C
4/27/2018	MEAS&NOTICE	CC	Chris C
11/3/2008	Meas/Inspect	189	PATRIOT
11/30/1999	Meas/Inspect	268	PATRIOT
7/14/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6245		Sq. Ft.	Site		0	80.	0.97	9									485,881						485,900	

Total AC/HA:	0.14337	Total SF/SM:	6245	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	485,881	Spl Credit		Total:	485,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16571712
Const Adj.:	0.98892087
Adj $ / SQ:	161.392
Other Features:	96000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524538
Depreciation:	138478
Depreciated Total:	386060

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

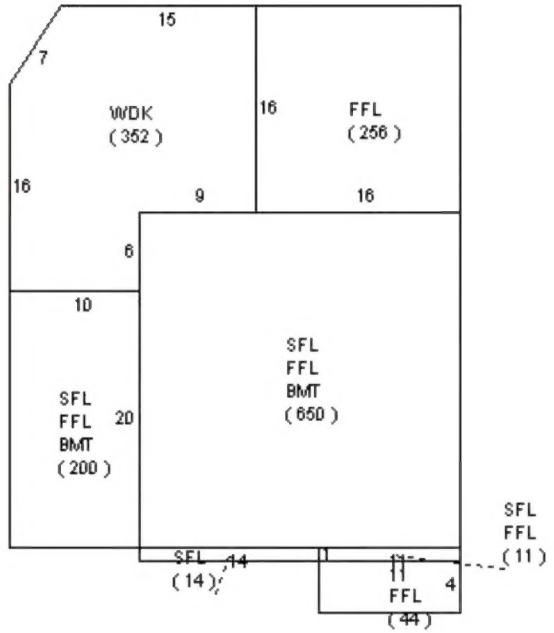
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.53
Special Features:	0	Val/Su Net:	119.24
Final Total:	386100	Val/Su SzAd	189.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,161	161.390	187,376
SFL	Second Floor	875	161.390	141,218
BMT	Basement	850	57.860	49,180
WDK	Deck	352	8.740	3,078

Net Sketched Area:	3,238			Total:	380,852
Size Ad	2036	Gross Area	3238	FinArea	2291

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0009-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	